043.0	0007	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,018,500	/	1,018,500
USE VALUE:	1,018,500	/	1,018,500
ASSESSED:	1,018,500	/	1,018,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AZAR JOY E
Owner 2:	
Owner 3:	
Street 1:	60 PARK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEMARKLES MAURIA -
Owner 2:	-
Street 1:	60 PARK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1890, having primarily Vinyl Exterior and 2398 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	497,000	5,500	516,000	1,018,500
Total Card	0.172	497,000	5,500	516,000	1,018,500
Total Parcel	0.172	497,000	5,500	516,000	1,018,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.77 | /Parcel: 424.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	30665
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!3698!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	497,000	5500	7,500.	516,000	1,018,500	1,018,500	Year End Roll	12/18/2019
2019	104	FV	426,000	5500	7,500.	548,300	979,800	979,800	Year End Roll	1/3/2019
2018	104	FV	426,000	5500	7,500.	399,900	831,400	831,400	Year End Roll	12/20/2017
2017	104	FV	400,000	5500	7,500.	348,300	753,800	753,800	Year End Roll	1/3/2017
2016	104	FV	400,000	5500	7,500.	296,700	702,200	702,200	Year End	1/4/2016
2015	104	FV	335,100	5500	7,500.	290,300	630,900	630,900	Year End Roll	12/11/2014
2014	104	FV	335,100	5500	7,500.	238,700	579,300	579,300	Year End Roll	12/16/2013
2013	104	FV	348,100	5500	7,500.	227,000	580,600	580,600		12/13/2012

PRINT

Date	Time
12/10/20	18:52:47

LAST REV

Date	Time
05/14/19	14:49:02
apro	
3698	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMARKLES MAURI	33041-522		6/12/2001		529,900	No	No		
	11697-338		6/24/1969		23,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	496	Re-Roof	9,000					reroof
8/2/2001	522	Wood Dec	6,000	C				REPAIR REAR DECK
7/25/2001	503	Redo Bat	12,000	C				REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
1/17/2009	Meas/Inspect	345	PATRIOT
9/25/2001	MLS	HC	Helen Chinal
3/31/2000	Inspected	263	PATRIOT
3/3/2000	Mailer Sent		
3/3/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	80.	0.86	1									516,000						516,000	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 516,000 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13882685
Const Adj.:	0.99247509
Adj $ / SQ:	158.236
Other Features:	134980
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610512
Depreciation:	113555
Depreciated Total:	496957

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

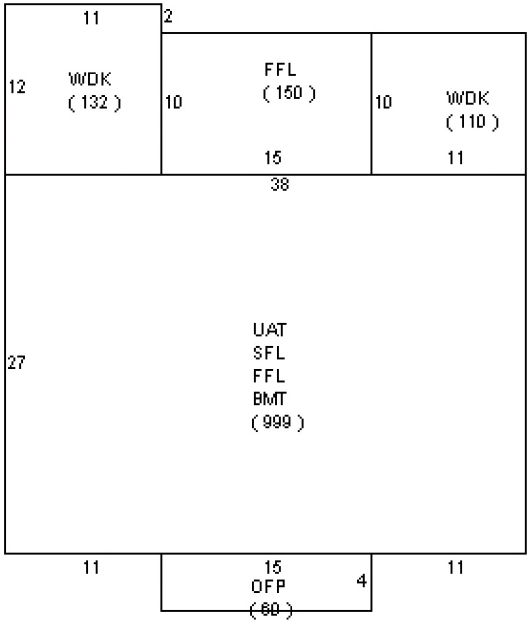
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.06
Special Features:	0	Val/Su Net:	134.36
Final Total:	497000	Val/Su SzAd	231.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,149	158.240	181,813
BMT	Basement	999	47.470	47,423
SFL	Second Floor	999	158.240	158,078
UAT	Upper Attic	250	110.770	27,664
WDK	Deck	242	10.060	2,434
OFP	Open Porch	60	43.670	2,620

Net Sketched Area:	3,699			Total:	420,032
Size Ad	2148	Gross Are	4448	FinArea	2398

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1925	20.68	T	40	104			5,500			5,500
2	Frame Shed	A	Y	1	6X21	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500